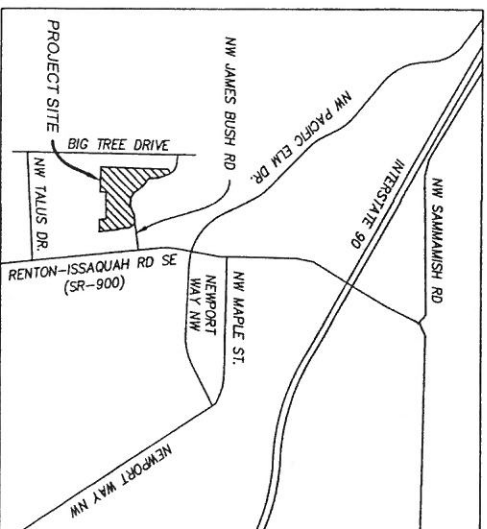
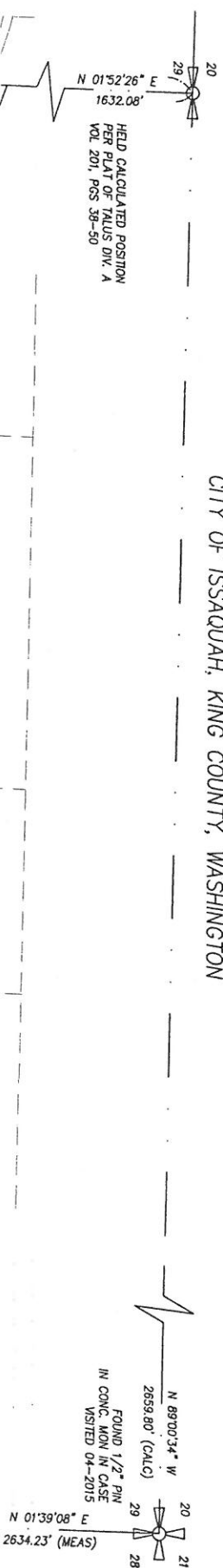


FOREST HEIGHTS

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



FINAL PLAT FP15-00001

VICINITY MAP
N.T.S.



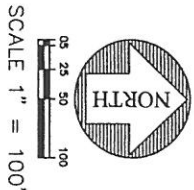
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DWN BY	LFM	DATE	02/25/16	JOB NO.	14581
CHKD BY	SDM	REUSED	10/11/16	SHEET	REF. 14568
		SCALE	1"=100'		2 OF 4

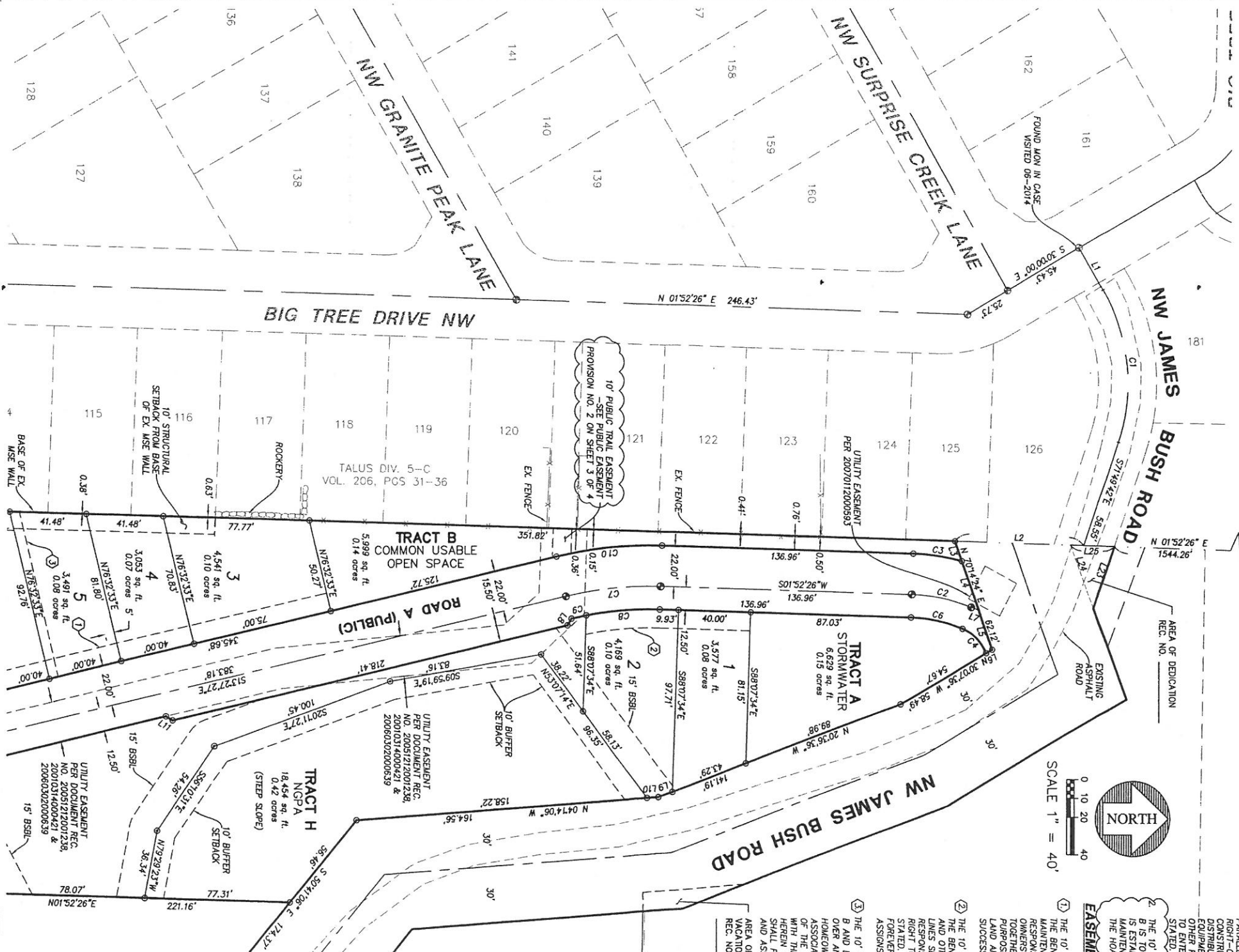
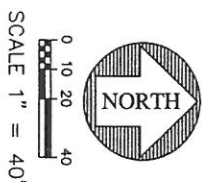
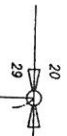
BASIS OF BEARING:
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV. A VOL. 201, PGS 38-50)

SURVEY NOTE:
ORIGINAL SURVEY WAS PROVIDED BY TRIAD ASSOCIATES, BOUNDARY
WAS VERIFIED BY ENCOMPASS ENGINEERING & SURVEYING



FOREST HEIGHTS

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, CENTURY LINK, COMCAST AND/OR ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AND GRANTED TO THE CITY OF ISSAQUAH, UNDER AND UPON THE EXTERIOR TO FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC UTILITY LINES, AND SPOKEWHEEL IN WHICH DEEDS, LAY, CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT, DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.
2. THE 10' PUBLIC TRAIL EASEMENT SHOWN OVER AND ACROSS TRACT B IS TO BE MAINTAINED BY THE HOA. A PUBLIC TRAIL EASEMENT IS ESTABLISHED OVER AND ACROSS ALL OF TRACT C AND THE MAINTENANCE OF SAID TRAIL SHALL BE THE RESPONSIBILITY OF THE HOA.

EASEMENT PROVISIONS

1. THE 10' PRIVATE UTILITY EASEMENT ON THE FRONT OF LOTS 3-7 ARE FOR THE BENEFIT OF THE OWNERS OF LOTS 3-7 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
2. THE 10' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 1-2 IS FOR THE BENEFIT OF LOTS 1-2 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
3. THE 10' PRIVATE WALL STORM DRAINAGE EASEMENT OVER AND ACROSS TRACT B AND LOTS 5-7 AND THE 5' PRIVATE WALL STORM DRAINAGE EASEMENT OVER AND ACROSS LOT 5, IS FOR THE BENEFIT OF THE FOREST HEIGHTS HOMEOWNERS ASSOCIATION. THE FOREST HEIGHTS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF THE WALL STORM DRAINAGE FACILITY WITHIN THE EASEMENT, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THIS COVENANT HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

LINE TABLE			
LINE	LENGTH	BEARING	
L1	25.92	N60°00'00"E	
L2	71.67	N01°32'26"E	
L3	11.46	N70°14'24"E	
L4	28.12	N70°14'24"E	
L5	22.54	N70°14'24"E	
L6	3.82	S30°07'36"E	
L7	4.52	N19°34'03"E	
L8	4.24	S59°27'27"E	
L9	7.91	S20°36'36"E	
L10	6.34	S04°14'06"E	
L11	4.24	S31°32'33"W	
L12	35.19	S71°49'42"E	
L14	36.34	S70°14'24"E	
L25	23.27	N01°32'26"E	

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	84.08	48°10'18"	100.00
C2	33.81	20°17'01"	95.50
C3	27.29	13°18'24"	117.50
C4	19.11	44°42'05"	24.50
C6	29.38	20°17'02"	83.00
C7	52.31	15°19'53"	195.50
C8	40.40	12°19'52"	183.00
C9	8.36	23°37'08"	183.00
C10	58.20	15°19'53"	217.50

- MONUMENT TO BE SET
- REBAR & CAP TO BE SET

BASIS OF BEARING:

WASHINGTON NORTH ZONE NAD 83
(TALUS DIV. A VOL. 201, PGS 38-50)

SURVEY NOTE:

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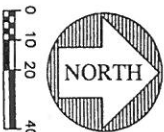


FINAL PLAT FP15-00001

FOREST HEIGHTS

A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 3



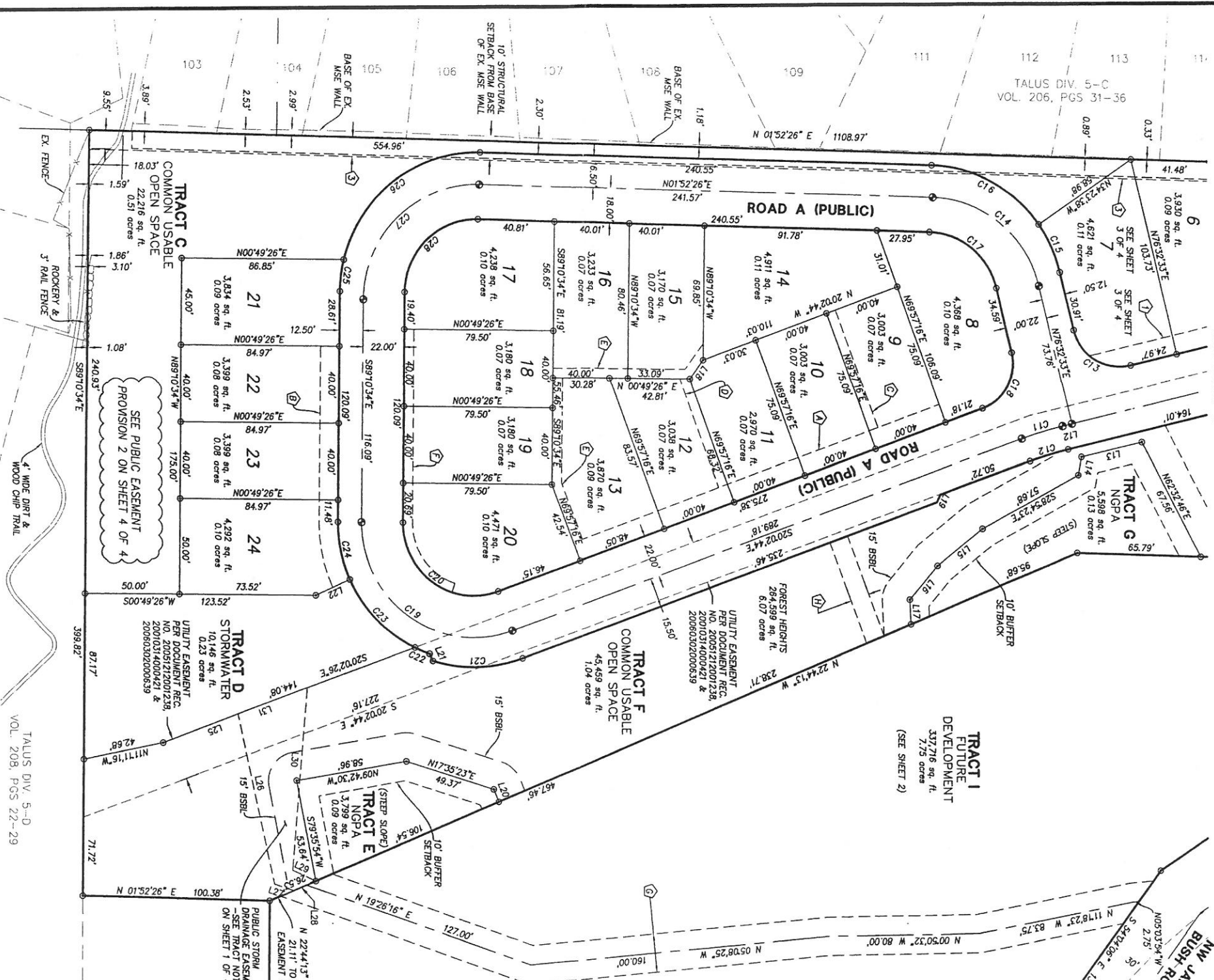
EASEMENT PROVISIONS

1. THE 10' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 9-13 ARE FOR THE BENEFIT OF LOTS 8-20 FOR CONSTRUCTION AND MAINTENANCE OF STORM, SEWER AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

2. THE 5' PRIVATE UTILITY EASEMENT ON THE FRONTS OF LOTS 22-24 ARE FOR THE BENEFIT OF LOTS 21-24 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

3. THE 5' PRIVATE UTILITY EASEMENT ON LOT 12 IS FOR THE BENEFIT OF LOTS 14-16 FOR CONSTRUCTION AND MAINTENANCE OF STORM, SEWER AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

4. THE 5' PRIVATE UTILITY EASEMENT ON LOTS 13, 15 AND 16 IS FOR THE BENEFIT OF LOTS 17-20 FOR CONSTRUCTION AND MAINTENANCE OF STORM AND OTHER UTILITY LINES. EACH LOT OWNER IS RESPONSIBLE FOR UTILITY LINES SERVING THEIR LOT. AFFECTED LOT OWNERS ARE JOINTLY RESPONSIBLE FOR UTILITY LINES USED IN COMMON, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL FOREVER BE BINDING UPON ALL PARTIES, THEIR HEIRS, SUCCESSORS AND ASSIGNS.



LINE	LENGTH	BEARING
L12	5.03	S132°22'E
L13	33.00	S132°22'E
L14	9.61	S79°13'48"E
L15	30.94	S38°20'22"E
L16	23.07	S49°51'27"E
L17	12.96	N8°20'39"E
L18	4.24	S54°11'41"E
L19	4.24	S65°02'44"E
L20	7.16	N6°17'54"E
L21	4.17	N64°17'25"E
L22	19.87	S24°23'05"E

CURVE	LENGTH	DELTA	RADIUS
C11	22.48	6°35'18"	193.50
C12	21.04	6°35'17"	183.00
C13	38.27	8°00'00"	25.00
C14	78.19	12°40'02"	60.00
C15	27.29	21°38'58"	72.50
C16	67.09	53°01'08"	72.50
C17	48.52	12°40'07"	38.00
C18	35.67	83°24'43"	24.50
C19	116.10	110°52'10"	60.00
C20	73.53	110°52'10"	38.00
C21	48.09	37°15'14"	75.50
C22	8.56	6°45'54"	72.50
C23	50.75	40°06'31"	72.50
C24	31.00	24°29'46"	72.50
C25	16.53	130°35'58"	72.50
C26	98.68	17°39'10"	72.50
C27	93.53	91°03'01"	60.00
C28	60.39	91°03'00"	38.00

Line #	Length	Direction
L25	43.639	N20°22'26"W
L26	91.485	N17°55'38"E
L27	10.493	N19°26'16"E
L28	12.868	N22°44'13"W
L29	13.422	S25°15'23"W
L30	96.181	N84°58'54"W
L31	39.667	S20°02'26"E

TALUS DIV. 5-D
VOL. 208, PGS 22-29

WASHINGTON NORTH ZONE, NAD 83
(TALUS DIV. A VOL 201, PGS 38-50)

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DWN BY	LFM	DATE	02/25/16	JOB NO.	14581
CHKD BY	SDM	REMOVED	10/11/16	SHEET	REF: 14588
		SCALE	1"=40'		4 OF 4

FINAL PLAT FPI5-00001